



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Meeting held on Monday 7th July 2025
at 7pm in the Function Room, The Harlington

Present:

Cllr Schofield
Cllr Chenery
Cllr Holt

Officers: Louise Rogers

1	Apologies Apologies received from Cllr Hope
2	Declarations of interest to any item on the agenda None declared
3	Public Session None present
4	Approval of the Minutes The minutes of the development and control advisory group meeting held on Monday 23 rd June were accepted as a correct record of the meeting.
5	<p>25/00730/HOU 6 Knoll Close, Fleet, Hampshire, GU51 4PP <u>Demolition of garage and erection of a two storey side extension (to include replacement garage) and juliette balcony to rear elevation. Single storey rear extension and installation of solar panels and roof lights</u> Comments required by 8 July</p> <ul style="list-style-type: none">• There is an extensive objection from a near neighbour primarily in defence of the impacts on the adjoining neighbour at No.7• The primary issues are bulk and mass and the impact on street scene and neighbours• Garage does not count as parking space so 4 parking spaces required to the front of the property – would result in a loss of soft landscaping which would breach Fleet Neighbourhood Plan Policy 19

- Finishes including the loss of hung tiles to composite boarding, is not in keeping with local character

OBJECTION

25/01093/HOU

Magnolia House ,Hitches Lane,Fleet, Hampshire, GU51 5HX

[Demolition of existing single storey garage/side extension and erection of single/two storey front/side extensions](#)

Comments required by 8 July

- This property falls in Character Area 1 of the NFCA
- This comprises two significant extensions that diminish the host building
- Para 7.2 of the NFCA Character Appraisal and Management Proposals – Maintaining the existing buildings and their plots states the need to prevent unsympathetic changes to the existing houses such as oversize extensions or changes to the elevations and details
- The current garage block is not an attractive feature, but the proposed extensions do not enhance the host building

OBJECTION

25/01100/HOU

28 Frere Avenue,Fleet,Hampshire, GU51 5AP

[Erection of a part single, part two storey rear extension](#)

Comments required by 10 July

Poor design but as all to the rear there is no impact on the street scene and no impact on immediate neighbours so NO OBJECTION

25/01130/HOU

10 Richard Close,Fleet,Hampshire, GU51 5YZ

[Erection of a single storey front extension](#)

Comments required by 10 July

Staggered front elevations so no impact on neighbours and materials match those of existing building so NO OBJECTION

25/01129/HOU

24A Avondale Road,Fleet,Hampshire, GU51 3BS

[Erection of a single storey side extension and front entrance porch](#)

Comments required by 10 July

No issues with proposed extensions, but parking plan will require significant area of front garden to be converted to hardstanding for parking – 8m width. This would breach Fleet Neighbourhood Plan Policy 19.

NO OBJECTION in principle but concern about parking

	<p>25/01067/FUL The Grove,60 Church Road,Fleet, GU51 4LY Change of use of garage to micro brewery (retrospective) Comments required by 21 July</p> <ul style="list-style-type: none"> • Use of an existing garage so no impact on the character of the property • Concern about traffic generation – can be managed by a condition of no on-site sales • No deliveries outside normal working hours i.e. 8:30 to 5:00pm to prevent disturbances to neighbours • Query impact on neighbours through smell? <p>NO OBJECTION in principle subject to two conditions on preventing disturbance to neighbours via traffic or smell</p> <p>25/01177/HOU Bramble Cottage ,33 Basingbourne Road,Fleet, Hampshire, GU52 6TG Erection of a single storey extension to rear, extension of first floor accommodation within the roof space to rear including dormer windows to both sides, alterations to front porch, insertion of roof light to front roof slope and alterations to fenestration Comments required by 21 July</p> <ul style="list-style-type: none"> • Expansion of a chalet bungalow • Proposed plans and elevations are not compatible • Appears to be no change in the number of beds but potential to become a 5 bed house with downstairs shower room • Parking layout if adjusted to current standard 2.5 x 5 with additional 0.5 m adjacent to a wall, means the parking will intrude into the access road <p>NO OBJECTION in principle but note breach in Fleet Neighbourhood Plan Policy 19 - front gardens being converted for parking</p> <p>25/01216/HOU 43 Velmead Road,Fleet,Hampshire, GU52 7LP Erection of a single storey side extension and replacement boundary wall Comments required by 21 July</p> <p>NO OBJECTION</p>
6	<p>Noted:</p> <p>Weekly List</p>
7	<p>Noted:</p> <p>Hart Planning Meeting Dates</p> <p>16th July</p>

8	Date of Next Development Control Committee Meeting 21 st July
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Meeting closed: 8pm

Signed:.....

Date: